

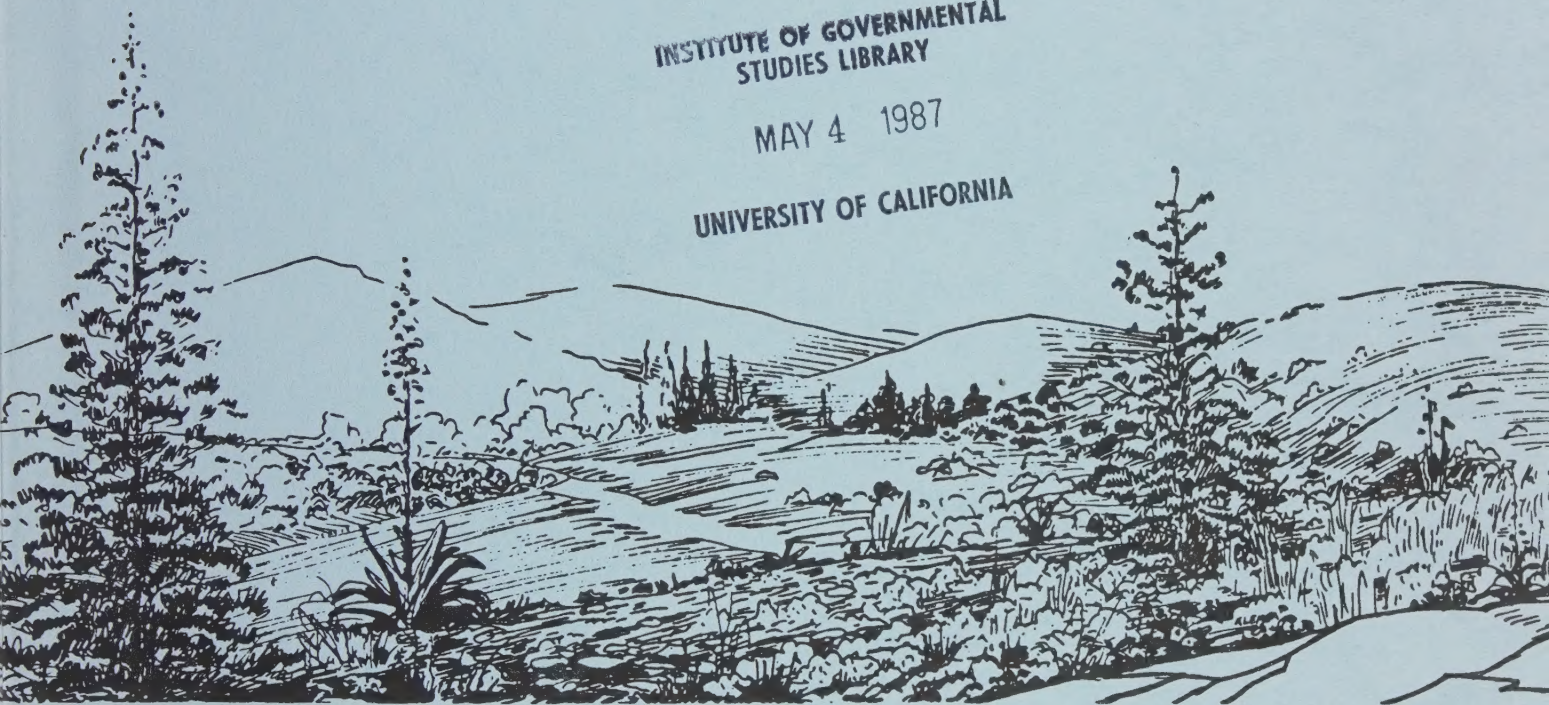
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OPEN SPACE

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AN ELEMENT OF THE GENERAL PLAN

City of Chula Vista, Calif.

CHULA VISTA
CITY PLANNING DEPARTMENT

California law

Section 55002 (a) of the Government Code of the State of California provides that every local agency shall, in the preparation of its general plan, take into account the need for open space and recreational areas. This report was prepared for the City of Chula Vista in accordance with this requirement. The report is divided into two parts: a description of the existing open space resources and a recommendation for the future. The existing resources are described in terms of their location, size, and quality. The recommendation is based on a consideration of the needs of the community and the available resources.

OPEN SPACE ELEMENT OF
THE CHULA VISTA GENERAL PLAN

This report was prepared for the City of Chula Vista in accordance with the requirements of the California Government Code. It is intended to provide information to the City Council and the public regarding the open space resources of the City and the need for a comprehensive open space plan. The report is divided into two parts: a description of the existing open space resources and a recommendation for the future. The existing resources are described in terms of their location, size, and quality. The recommendation is based on a consideration of the needs of the community and the available resources.

The purpose of this report is to provide information to the City Council and the public regarding the open space resources of the City and the need for a comprehensive open space plan. The report is divided into two parts: a description of the existing open space resources and a recommendation for the future. The existing resources are described in terms of their location, size, and quality. The recommendation is based on a consideration of the needs of the community and the available resources. The report is intended to provide information to the City Council and the public regarding the open space resources of the City and the need for a comprehensive open space plan. The report is divided into two parts: a description of the existing open space resources and a recommendation for the future. The existing resources are described in terms of their location, size, and quality. The recommendation is based on a consideration of the needs of the community and the available resources.

Prepared by the
City Planning Department
City of Chula Vista
October 1973

OPEN SPACE ELEMENT
OF THE

California Law

Section 65302 (e) of the Government Code of the State of California and 65550 et seq. requires an Open Space Element in all City and County General Plans. Section 65563 provides that:

"On or before December 31, 1973, every city and county shall prepare, adopt and submit to the Secretary of the Resources Agency, a local open space plan for the comprehensive and long-range preservation and conservation of open space land within its jurisdiction."

This report represents the Open Space Element of the Chula Vista General Plan. The report is divided into two sections: Section I is intended to provide the Planning Commission and City Council with the background for the Open Space Policy which is presented in Section II.

The purpose of this Open Space Element is to identify those areas and resources that should be considered suitable for preservation and conservation as open space. Designation of privately owned areas on the Open Space Element map does not imply that public acquisition will occur or that the areas so designated will not be allowed to be developed. Rather, such designations identify existing and potential open space areas so that consideration can be given to their preservation. Such further consideration may occur at a time when funds become available for purchase, when more detailed information is desired as to precise boundaries of areas, or at the time a development proposal is made in an area shown on the Open Space Element map.

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A. INTRODUCTION

The population of the City of Chicago has increased from approximately 12,000 in 1840 to approximately 2,800,000 in 1990. The city has experienced rapid growth and development, particularly in the central business district and the Loop. This growth has resulted in a loss of open space and a decrease in the quality of the environment. The city has a responsibility to provide a healthy and vibrant environment for its citizens. This plan is intended to guide the city's development and to ensure that the city's growth is sustainable and that the city's resources are protected.

SECTION I

BACKGROUND INFORMATION

FOR OPEN SPACE ELEMENT

The purpose of this plan is to provide a framework for the city's development and to ensure that the city's growth is sustainable and that the city's resources are protected. This plan is intended to guide the city's development and to ensure that the city's growth is sustainable and that the city's resources are protected.

1. To protect and enhance the city's natural resources, including its parks, forests, and wetlands.
2. To provide for the city's future growth and development, including the construction of new housing and commercial buildings.
3. To protect the city's historic and cultural resources, including its historic buildings and neighborhoods.
4. To provide for the city's future needs, including the construction of new roads and bridges.
5. To provide for the city's future needs, including the construction of new schools and hospitals.

A. INTRODUCTION

As the population of the City of Chula Vista has increased from approximately 16,500 in 1950 to approximately 75,000 in 1973, open space has inevitably been lost. Additional open space will be lost as urbanization progresses eastward from San Diego Bay. It is recognized that some groups wish to bring a halt to the rush or urbanization and that others believe that restraints on growth would be damaging to the economic health of the community. The purpose of the Open Space Element of the General Plan is neither to halt the conversion of open lands to urban uses nor to expedite such conversion. Rather, the purpose is to identify the open space resources presently existing in the area and to suggest that portions of those areas should be preserved. Preservation may be justified for a number of reasons:

1. To divert development from hazardous area such as earthquake zones, unstable soil areas, flood plains, areas of high fire risk, etc.
2. To provide open space for outdoor recreation.
3. To protect areas of historic, scenic or cultural value.
4. To protect areas necessary for the production of food or fiber.
5. To preserve areas in order to give shape and meaning to the urban form in order to avoid the uninterrupted sprawl of urban development across the landscape.

B. INVENTORY OF EXISTING OPEN SPACE AREAS

Substantial open spaces now exist within the planning area. As urbanization continues and large privately owned open areas are converted to urban use, existing publicly owned open space will become more precious and new permanent open spaces must be acquired as adjacent lands develop. Significant existing open spaces include:

1. City Parks	213 acres
2. Regional Parks	22 acres
3. Golf Course	270 acres
4. Publicly owned water areas	2,910 acres
5. Major utility easements	320 acres
6. Schools	620 acres
7. Cemeteries	120 acres
8. Salt marsh and mudflats	170 acres
9. Civic Center	16 acres
10. Other privately owned open space	<u>10,850</u> acres
Total	15,511 acres

As privately owned open areas develop, additional land will be set aside as permanent publicly owned open space for schools and parks.

C. PRIVATELY OWNED AREAS TO BE PRESERVED

The only major open spaces in private ownership that can be considered permanent are Glen Abbey Cemetery and the San Diego Gas and Electric easement. However, as the eastern portion of the city develops, privately owned recreational open space will be developed in Planned Unit Developments and in the areas zoned Planned Community. Additionally, the adoption of a Hillside Modifying District, together with severe topographic conditions, will cause some areas to be retained as permanent open space. No attempt has been made to

identify all of these future open areas although the Open Space Element map does show some such areas in locations where studies have been done. At such time as additional studies are completed, the Open Space Element map will be amended to show those areas now devoted to agriculture or other open space use which are most worthy or capable of being preserved.

D. INTERIM OPEN SPACE

The Inventory of Existing Open Space Areas (part B of the Open Space Element) and the Open Space Element Map show approximately 10,850 acres of open space in the eastern portion of the planning area. This area is currently shown on the General Plan as Agriculture and Reserve. As the General Plan designation indicates, this area is currently in agricultural use and in reserve for future urban development. This area will be the subject of further study to determine locations or sub-areas which should be afforded more permanent protection.

E. FUNCTIONS OF OPEN SPACE

State law sets forth four basic reasons for the preservation of open space as follows:

1. For the preservation of natural resources.
2. For the managed production of resources.
3. For outdoor recreation.
4. For the public health and safety.

The open spaces on the Chula Vista Space Element Map fall into one or more of these categories as shown in the matrix following.

Types of Open Spaces Categorized by the Reasons
for their Preservation According to State Law

Types of Open Space	Reason for Preservation			
	Preservation of Resources	Managed Production of Resources	Outdoor Recreation	Public Health & Safety
Publicly Owned				
Schools			X	
Parks			X	
Golf Course			X	
J Street Marina			X	
Civic Center			X	X
Area around Lakes	X	X	X	
Private				
Golf Course			X	
P.U.D. Areas			X	
Cemetery				
SDG&E Easement			X	X
Proposed				
Sports World Valley Areas			X	X
Steep Slopes				X
Marshlands	X			
Regional Parks			X	
Otay River Valley	X	X		X
Interim Open Space				
Agricultural Reserve	X	X		

In addition to the reasons for preservation of open space as set forth in State Law, local reasons exist for the preservation of certain areas. The open spaces in the Otay River Valley and the Sweetwater River Valley begin to define the Chula Vista area. Steep slopes left as open space provide shape to the internal form of the city, separating and delineating different neighborhoods, and in some instances, action as buffers between different land uses.

SECTION II
OPEN SPACE POLICY

A. INTRODUCTION

Although it is recognized that many existing privately owned open spaces will be lost as urbanization continues in the Chula Vista area, adoption and implementation of the following objectives and policies will provide a reasonable open space system consistent with the city's ability to fund the program and with individual property rights.

B. OBJECTIVES

1. To preserve as open space those areas needed to protect the public health, safety and welfare, such as: flood plains, unstable soil areas, and areas subject to geologic hazards.
2. To maintain as open space those areas which are necessary to preserve natural resources, such as: highly productive agricultural lands, suitably located mineral deposits, beaches, marshes, vistas, and areas of significant vegetation.
3. To preserve open space for outdoor recreation and educational activities, such as: public parks, trails, and private outdoor recreation areas.
4. To preserve open space to provide community identity, efficiency, and amenities, such as land to shape urban form and land to buffer conflicting land uses.

C. POLICIES

1. Areas of unstable soils, areas near earthquake faults, and areas in flood plains shall be retained in open space uses to minimize loss of life and property.
2. The Sweetwater Marsh, adjoining mudflats and shallow water areas, as shown in the San Diego Unified Port District Master Plan and the Chula Vista Bayfront Study shall be preserved as open space for their value as a wildlife habitat, their contribution as a major

food source for fish and fowl, and for the protection of the quality of the water in San Diego Bay.

3. Areas of unique scenic, cultural and historic value should be preserved.

4. Major ground water recharge areas should be preserved in open space uses.

5. Highly productive agricultural lands should be retained as open space, through use of the Land Conservation Act (Williamson Act) and such other means as may become available.

6. Additional open space for outdoor recreation use shall be acquired as vacant land develops, through the dedication and/or in lieu fee requirements of the Park Land Dedication Ordinance.

7. As the presently urbanized areas of the city are redeveloped, additional open space for outdoor recreation should be acquired.

8. Development and retention of private open space for outdoor recreation shall be encouraged.

9. The City shall strive to preserve open space areas to give shape and meaning to the urban form. To provide visual and psychological relief from the stresses and strains of urban life and to replenish oxygen consumed by the paraphernalia of urban living.

10. As hill lands develop, canyons and steep slope areas shall be preserved as open space to the maximum extent feasible, thereby providing a natural buffer and definition to developed areas.

11. The City will endeavor to develop a system of hiking, riding, and bicycling trails (in areas such as the SDG&E power line easements) to serve as links between major open spaces and recreational areas, to make them readily accessible from all parts of the community.

12. As development of the Chula Vista Bayfront occurs, public

use and enjoyment of shoreline areas should be promoted and protected. Public pedestrian access should be provided along the edges of the Sweetwater River Marsh, with the understanding that an occasional use requiring waterfront access may not tolerate interruption by pedestrians or bicyclists.

13. The efforts of the San Diego Unified Port District to encourage the utilization of areas in the South Bay for agriculture will be supported by the City of Chula Vista.

D. IMPLEMENTATION PROGRAM

Existing Regulations:

1. Zoning Ordinance setback requirements will be used to preserve some minimal privately owned usable open space in built up areas of the city.

2. The Planned Unit Development zone will be used to provide private and common open space in private developments.

3. The Precise Plan Modifying District will be used to reserve open space in those areas where such reservations are particularly appropriate and where it is determined that application of standard zoning ordinance yard and setback requirements would not adequately protect the public health, safety and general welfare.

4. Floodway Zoning (F-1) is applied in those areas subject to floods and inundation.

5. The Planned Community Zone, which requires approval of a general development plan and schedule by the City and which must delineate, "...any public uses, such as schools, parks, playgrounds, open space and undisturbed natural land..." will be used to permit the City to work with private developers to prepare plans that will result in meaningful open space preservation.

6. Ordinance No. 1492 which requires that "...every subdivider

shall, for the purpose of providing park and recreational facilities directly benefiting and serving residents of the regulated subdivision, dedicate a portion of the land or, in lieu thereof, pay a fee for each dwelling unit in the subdivision..." will be used in all newly developing areas to provide public parks.

7. The Residential Construction Tax as set forth in Ordinance No. 1491 can be used to acquire open space throughout the city.

8. Special Open Space Districts may be formed pursuant to Ordinance No. 1400 "...to provide a means whereby the City may form open space districts within which property may be assessed to pay the costs and expenses of acquisition development and maintenance of open spaces."

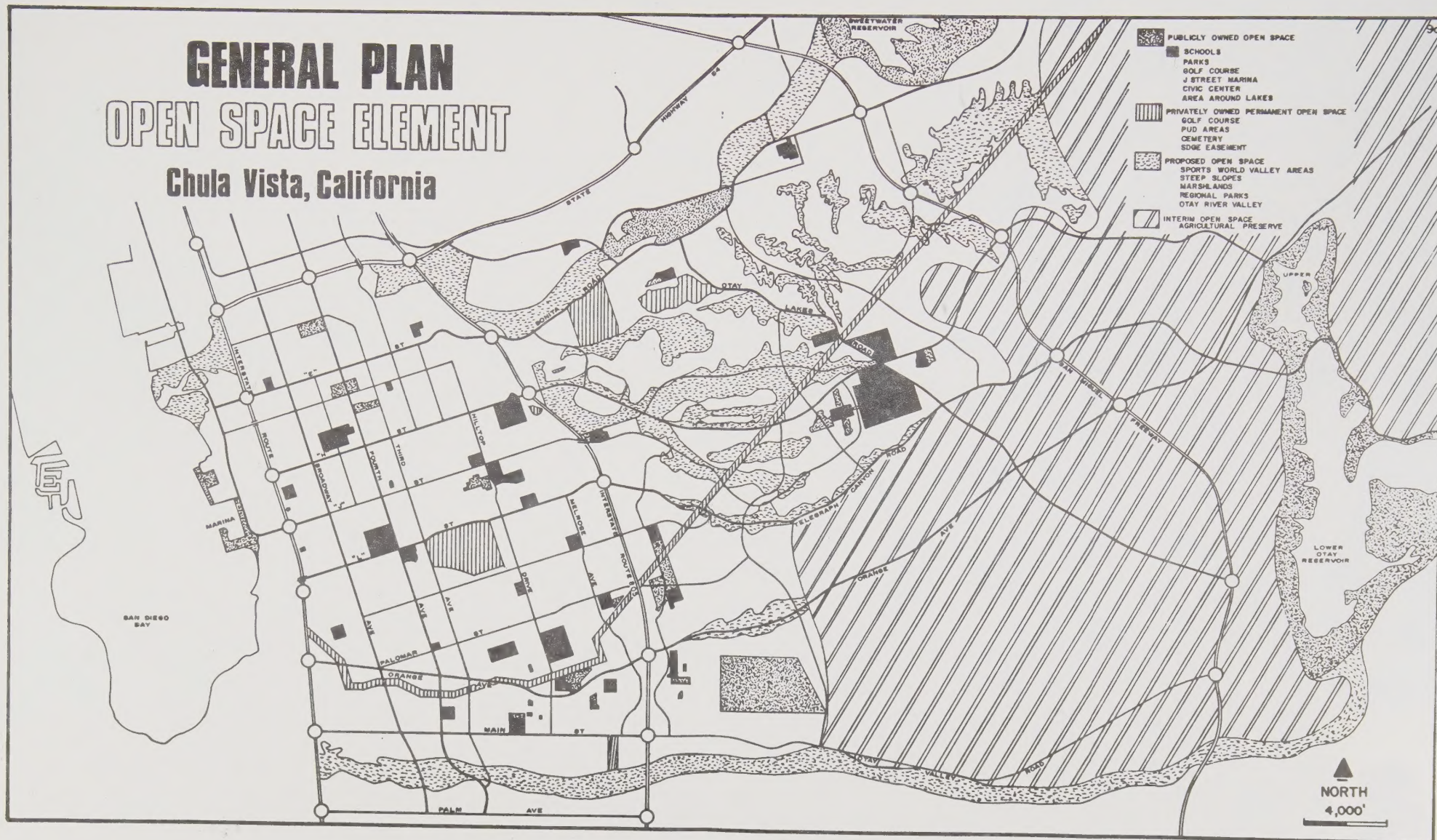
Future Actions

1. The proposed Hillside Modifying District and Hillside Development Policy would limit residential densities and the amount of grading in hillside areas and provide substantial areas of natural open space.

2. As study is completed on the Seismic Safety Element, modifications to earthquake fault zones.

3. The Park Element of the General Plan will be revised and will designate additional open space for outdoor recreation.

Chula Vista, California



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